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Rajdeep Builders
For Whom/ID Proof:
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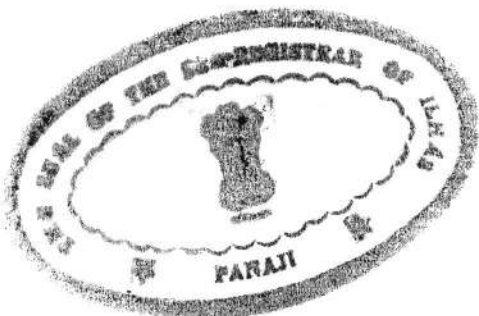
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For CITIZEN CREDITTM
CO-OP. BANK LTD.

Dial
Authorized Signatory



2024-pn/-639
23/2/24

Reg No. 622

DEED OF SALE

My drawing

This Deed of Sale is made at Panaji Goa on this 22nd day of February of the year Two Thousand and Twenty Four (22.02.2024).

BETWEEN

CARINOSO INDIA PRIVATE LIMITED, a Private Limited Company, incorporated under the provisions of Companies Act, 2013, having its registered office at Risara House, Vasudev Dempo Marg, Tonca, Caranzalem, North Goa Goa, India 403002, holding PAN Card No. [REDACTED], represented through its Director, **MR. GAURANG MANGESH SUCTANCAR**, son of Mr. Mangesh Suctancar, 50 years of age, Indian National, Married, holding PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], resident of H.No.13/680/A5, Risara House, Vasudev Dempo Marg, Tonca Caranzalem, North Goa-Goa 403002, vide Board Resolution No.01/2024, dated 21.02.2024, hereinafter referred to as the **OWNER/VENDOR** (which expression shall unless it be repugnant to the context or meaning thereof includes all its successors, transferees and legal heirs, assigns, legal representatives) **OF THE FIRST PART.**

AND

1. RAJDEEP BUILDERS, a registered Proprietorship Firm, having its office at 708, 709 & 710, 7th Floor, "Gera Imperium Star", Near Central Library, Patto, Panaji-Goa, 403001, represented through its Sole Proprietor **MR. RAJESH TARKAR**, son of late Ulo Tarkar, 49 years of age, Business, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa 403004;

2. MR. SUJITH KUMAR, son of Mr. Raghava, 39 years of age, Married, Business, Indian National, holder of PAN Card No. [REDACTED] Holder of Aadhaar Card No. [REDACTED], resident of H.No.198/15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa Goa 403110; hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof includes all their successors, transferees and legal heirs, assigns, legal representatives) **OF THE SECOND PART.**

WHEREAS Mr. Rajesh Tarkar is represented herein by his presentation Power of Attorney Holder, **Mrs. Sailee Shailesh Thanekar**, daughter of late Bhargavram Naik, wife of Mr. Shailesh Thanekar, 45 years of age, Married, Service, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Resident of House No.604/A, Tikhazan Mayem Bicholim Goa 403504, vide Power of Attorney dated 23.08.2018, executed before Sub Registrar of Ilhas Goa, at Register of Power of Attorney Document Registration Number PNJ-BKPOA-00053-2018, CD Number PNJD67 on 23.08.2018.

AND WHEREAS there exists a property known as "DOTORACHEM BATTa alias BHAT or DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka



Revenue Office, Tiswadi, under No. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tisawdi Taluka, within limits of the Village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa, hereinafter referred to as the **SAID LARGER PROPERTY** and more particularly described in the **SCHEDULE I** mentioned herein below.

AND WHEREAS previously the Said Larger Property belonged to his Excellency Fr. Sebastiao Jose Lucio Abranches.

AND WHEREAS vide Deed of Sale and Discharge dated 11/04/1935, recorded at folio 16v in the Office of the then Notary substitute of Comarca of Ilhas, in Book No.299 at page 83V, Excellency Fr. Sebastiao Jose Lucio Abranches sold the Said Larger Property to Shri. Voicunta Bhandari.

AND WHEREAS vide Deed of Sale and Discharge dated 11/04/1935, Shri. Voicunta Bhandari and his wife Smt. Laximibai Voicunta Bandare alias Laximi Bhandari became the absolute owners of the Said Larger Property and accordingly name of the said Voicunta Bhandari is inscribed in the Land Registration Records under Inscription No. 9494 on 12.04.1935.

AND WHEREAS as per Deed of Release and Succession dated 18.01.1996, executed in the Judicial Office of Ilhas and in the Office of the Notary Ex-Officio, Ilhas Panaji, Goa, recorded at page 13 to 17 at book 654, dated 02.02.1935, Shri. Voicunta Bhandari expired on 30.12.1955 and Smt. Laximi Bhandari alias Laximibai expired on 05.11.1955, leaving behind their two Sons namely **1.** Shri. Vinaiaca alias Vinayak Voicunt Bhandare married to **1(b).** Smt. Premavati V Bhandare **2.** Shri. Anant Voicunt Bhandare married to **2(a).** Smt. Shantabai Anant Bhandare.

AND WHEREAS Shri. Vinayak Voicunt Bhandare expired on 02.10.1966 and his wife Smt. Premavati Voicunt Bhandare expired on 04.07.1995 leaving behind the following sole and universal heirs: **1.** Shri. Datta Vinayak Bhandare married to **1(a).** Smt. Laxmibai alias Shantabai Datta Bhandare **2.** Shri. Shashikant Vinayak Bhandare married to **2(a).** Smt. Seema Shashikant Bhandare **3.** Shri. Damodar Vinayak Bhandare married to **3(a).** Smt. Nandini Damodar Bhandare **4.** Shri. Satixa alias Satish Vinayak Bhandare married to **4(a).** Smt. Shoba Satish Bandari **5.** Smt. Laximibai Vinayak Bandari married to **5(a).** Shri. Chittarama Shambu Kenkre **6.** Smt. Nirmala Vinayak Bandari married to **6(a)** Shri. Atmaram Putu Sinai Karapurkar **7.** Smt. Saranginibai Vinayak Bandari married to **7(a).** Shri. Venkatesh Vithal Prabhu Parricar **8.** Smt. Sumati Vinayak Bandari married to **8(a).** Shri. Amarnath Krishna Keni **9.** Shri. Sahadeo Vinaica Bandari married to **9(a).** Smt. Lata Ajit (Sahadev) Bhandare.

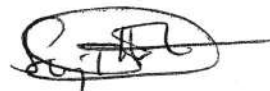
AND WHEREAS Shri. Atmaram Putu Sinai Karapurkar expired on 16.06.1987 leaving behind his widow Smt. Nirmala Vinayak Bandari and their following legal heirs: **1.** Shri. Pritesh Atmarama Sinai Karapurkar married to **1(a).** Smt. Gautami Pritesh Sinai Karapurkar **2.** Shri. Nitin Atmarama Sinai Karapurkar married to **2(a).** Smt. Nutan Nitin Sinai Karapurkar, **3.** Smt. Jaia Carapurkar married to **3(a).** Shri. Jaganath Sakharam Kerkar **4.** Smt. Teja Sinai Carapurkar married to **4(a).** Shri. Devidas Anand Prabhu.

AND WHEREAS Smt. Shantabai Anant Bhandare expired on 13.01.1994, leaving behind her husband and moiety holder, Shri. Anant Voicunt Bhandare and following legal heirs and successors namely: **1.** Shri. Voikunth Anant Bhandari, married to **1(a).** Smt. Ashalata Bhandari. **2.** Shri. Mahesh Anant Bhandari married to **2(a).** Smt. Aruna Mahesh Bhandari. **3.** Shri. Subhash Anant Bhandari married to **3(a).** Smt. Sandhya Subhash Bhandari. **4.** Shri. Shayamsunder Anant Bhandari married to **4(a).** Smt. Seema S Bhandari & **5.** Smt. Sulabha Anant Bhandari married to **5(a).** Shri. Kamlakant Damodar Prabhu.

AND WHEREAS Smt. Voikunth Anant Bhandari expired on 18.03.1967 leaving behind his widow and moiety holder Smt. Ashalata Voicunta Bhandari leaving behind following legal heirs **1.** Smt. Sushma Voikunth Bhandari married to **1(a).** Shri. Prasad Shetye **2.** Smt. Sujata Voikunth Bhandari married to **2(a).** Shri. Radhakrishna Kamat Bambolkar.

AND WHEREAS vide Deed of Release and Succession dated 18/1/1996, executed in the office Ex-Officio Notary, Ilhas Panaji-Goa, recorded at page 13 to 17 dated 02.02.1996, Smt. Laximibai Vinayak Bandari married to Shri. Chittarama Shambu Kenkre, Smt. Nirmala Vinayak Bandari, widow of Shri. Atmaram Putu Sinai Karapurkar, Smt. Saranginibai Vinayak Bandari married to Shri. Venkatesh Vithal Prabhu Parricar, Smt. Sumati Vinayak Bandari married to Shri. Amarnath Krishna Keni, Shri. Pritesh Atmarama Karapurkar married to Smt. Gautami Sinai Karapurkar, Shri. Nitin Atmarama Sinai Karapurkar married to Smt. Nutan Nitin Sinai Karapurkar, Smt. Jaia Carapurkar married to Shri. Jaganath Sakharam Kerkar, Smt. Teja Sinai Carapurkar married to Shri. Devidas Anand Prabhu, Smt. Sulabha Anant Bhandari and her husband Kamlakant Damodar Prabhu relinquished their rights in the favour of other Co-heirs in respect of the Said Larger Property.

AND WHEREAS in view of the Deed of Release and Succession dated 18.01.1996, executed in the office Ex-Officio Notary, Ilhas Panaji, Goa, recorded at page 13 to 17 dated 02.02.1996, executed upon the death of Smt. Laximibai Voicunta Bandare alias Laximi Bhandari, Shri. Vinainca alias Vinayak Voicunt Bhandare, Smt. Premavati V. Bhandare, Shri. Atmaram Putu Sinai Karapurkar, Smt. Shantabai Anant Bhandare, and Shri. Voikunth Anant Bhandari, and in view of the relinquishment of rights being done by legal heirs mentioned in the said Deed of Release and Succession dated 18.01.1996, the legal heirs, namely, **1.** Shri. Datta Vinayak Bhandare married to **2.** Smt. Laxmibai alias Shantabai Datta Bhandare **3.** Shri. Shashikant Vinayak Bhandare married to **4.** Smt. Seema Shashikant Bhandare **5.** Shri. Damodar Vinayak Bhandare married to **6.** Smt. Nandini Damodar Bhandare **7.** Shri. Satixa alias Satish Vinayak Bhandare married to **8.** Smt. Shoba Satish Bandari **9.** Shri. Sahadeo Vinaica Bandari married to **10.** Smt. Lata Ajit (Sahadev) Bhandare, **11.** Smt. Ashalata Bhandari **12.** Smt. Sushma Voikunth Bhandari married to **13.** Shri. Prasad Shetye **14.** Smt. Sujata Voikunth Bhandari married to **15.** Shri. Radhakrishna Kamat Bambolkar, **16.** Shri. Anant Voicunt Bhandare **17.** Shri. Mahesh Anant Bhandari married to **18.** Smt. Aruna Mahesh Bhandari. **19.** Shri. Subhash Anant Bhandari married to **20.** Smt. Sandhya Subhash Bhandari. **21.**



Shri.Shayamsunder Anant Bhandari married to **22.Smt.Seema S Bhandari**, were confirmed as the Co-owners of the Said Larger Property.

AND WHEREAS Shri. Datta Vinayak Bhandare, Smt. Laxmibai Datta Bhandare, Shri. Shashikant Vinayak Bhandare, Smt. Seema Shashikant Bhandare, Shri. Damodar Vinayak Bhandare, Miss. Sarvesha Damodar Bhandare, Miss. Sameeta Damodar Bhandare, Miss. Santoshi Damodar Bhandare, Mr.Satish Vinayak Bhandare, Mrs.Shoba Satish Bandari, Mr.Sahadev Vinaica Bandari, Mrs. Lata Ajit (Sahadev) Bhandare, as plaintiffs, filed a suit before the Court of the Civil Judge Senior Division at Panaji registered as Special Civil Suit No. 9/97/B, against Shri. Anant Voicunt Bhandare, Shri.Mahesh Anant Bhandari, Smt.Aruna Mahesh Bhandari, Mr.Vaikunt Subhash Bhandare, Miss. Samita Subhash Bhandare, Miss. Amita Subhash Bhandare, Mrs.Sandhya Subhash Bhandare, Shri.Shayamsunder Anant Bhandare, Smt. Seema S. Bhandari, Smt.Ashalata Voikunth Bhandare, Smt. Sushma Prasad Shetye, Shri. Prasad Shetye, Smt.Sujata Radhakrishna Bambolkar, Shri.Radhakrishna Bambolkar, Smt. Aruna Kamlakant Prabhu, Mr.Kamlakant Damodar Prabhu, to declare that the Plaintiffs are absolute owners of the Property surveyed under No. 100/0 and 103/1, forming part of the Said Larger Property.

AND WHEREAS the said suit was amicably settled between parties therein and disposed off vide Consent Decree dated 31.03.1998. As per the Consent Decree, property surveyed under No.100/0 and 103/1 of the Said Larger Property was allotted on ownership basis unto the Plaintiffs i.e Shri. Datta Vinayak Bhandare, Smt. Laxmibai Datta Bhandare, Shri. Shashikant Vinayak Bhandare, Smt. Seema Shashikant Bhandare, Shri. Damodar Vinayak Bhandare, Miss. Sarvesha Damodar Bhandare, Miss. Sameeta Damodar Bhandare, Miss. Santoshi Damodar Bhandare, Mr.Satish Vinayak Bhandare, Mrs.Shoba Satish Bandari, Mr.Sahadeo Vinaica Bandari, Mrs. Lata Ajit (Sahadev) Bhandare.

AND WHEREAS as per the Consent Decree dated 31.03.1998, the property surveyed under no.103/2 and 104/1 of the Said Larger Property was allotted on ownership basis unto the Defendants i.e Shri. Anant Voicunt Bhandare, Shri.Mahesh Anant Bhandari, Smt.Aruna Mahesh Bhandari, Mr.Subhash Anant Bhandare, Mr.Vaikunt Subhash Bhandare, Miss. Samita Subhash Bhandare, Miss. Amita Subhash Bhandare, Mrs.Sandhya Subhash Bhandare, Shri.Shayamsunder Anant Bhandare, Smt. Seema S. Bhandari, Smt.Ashalata Voikunth Bhandare, Smt. Sushma Voikunth Bhandari, Shri. Prasad Shetye, Smt.Sujata Voikunth Bhandari, Shri.Radhakrishna Kamat Bambolkar, Mrs.Aruna Kamlakant Prabhu and Mr.Kamlakant Damodar Prabhu.

AND WHEREAS upon death of Smt. Shantabai Anant Bhandare who expired on 13.01.1994 and upon death of Shri. Anant Voicunt Bhandare who expired on 02.03.1999, an Inventory Proceeding No.58/99/A was instituted in the Court of Civil Judge Senior Division at Panaji and by Order dated 06.11.1999, the property listed at Item No. I, admeasuring 14,350 sq. meters, surveyed under no. 103/2 of Ella Village being a part of the Said larger Property was allotted to the following legal heirs namely:**1.** Mr.Mahesh Anant Bhandari and his wife Smt.Aruna Mahesh Bhandari; **2.** Mrs.Sandhya Subhash Bhandari widow of late Subhash Anant Bhandari, **2(a).** Mast.Voikunth S.



Bhandari **2(b)**. Miss.Samita S. Bhandari, **2(c)**. Miss. Amita S. Bhandari. **3**. Mr.Shayamsunder Anant Bhandari and his wife Mrs. Seema Shyamsunder Bhandare.**4**. Mrs. Sulabha alias Aruna Kamlakant Prabhu and her husband Mr.Kamlakant Damodar Prabhu **5**. Smt.Ashalata Voikunth Bhandari widow of late Voikunth Anant Bhandari **5(a)**.Mrs.Sushma Voikunth Bhandari alias Sushma Prasad Shetye married to Mr. Prasad Shetye. **5(b)**. Mrs.Sujata Voiktunth Bhandari married to Radhakrishna Kamat Bambolkar.

AND WHEREAS out of the property admeasuring an area of 14,350 Sq. mts., surveyed under no. 103/2, of Ella Village, an area admeasuring 1201 sq. mts. was acquired by Konkan Railways Corporation Ltd.

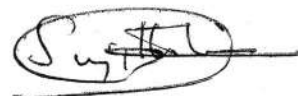
AND WHEREAS thereafter a Partition proceeding was initiated before Deputy Collector, & Sub Divisional Officer, Panaji Goa bearing Case No. LND/ PART/135/2004 by Shri Mahesh Bhandari and others against said Konkan Railways Corporation Ltd., wherein the property was reduced to 13,149 Sq. mts. and also a separate independent Survey Number 103/2-A was allotted to the property, which property is hereinafter referred to as the **SAID PROPERTY** and is more particularly described in **SCHEDULE II** mentioned herein below.

AND WHEREAS Mrs. Sushma Voikunth Bhandari expired on 05.04.2002 and her husband Shri. Prasad Shetye, expired on 07.04.2002 leaving behind their only daughter Miss. Navami Prasad Shetye.

AND WHEREAS Smt. Ashalata Voikunth Bhandari (widow of Voikunth Anant Bhandari) expired on 15.01.2021, leaving behind only daughter and a grand daughter: **a)** Mrs.Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar married to Mr.Radhakrishna Kamat Bambolkar **b)** Miss. Navami Prasad Shetye, respectively.

AND WHEREAS upon the death of Mrs.Sushma Voikunth Bhandari, Shri. Prasad Shetye and Smt. Ashalata Voikunth Bhandari by a Deed of Succession and Qualification of heirs, drawn on 03.03.2021 in the office of Civil Registrar Cum Sub Registrar recorded at Folio 164 to 169 of Deed Book No. 747 dated 22.04.2021, Miss. Navami Prasad Shetye, Mrs.Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar married to Mr.Radhakrishna Kamat Bambolkar were confirmed as sole and universal Heirs of late Sushma Voikunth Bhandari, late Prasad Shetye and late Ashalata Voikunth Bhandari.

AND WHEREAS vide Deed of Family Partition dated 12.07.2021, duly registered before the Civil Registrar cum Sub- Registrar, Tiswadi, under registration no. PNJ-1-1547-2021 of Book 1, dated 19.07.2021, executed between Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari as First Party, Shri. Shayamsunder Anant Bhandari and his wife Smt. Suma Shayamsunder Bhandari as Second Party, Ms. Sandhya Subhash Bhandari, Smt. Vaikunth Subhash Bhandari, Smt. Samita S. Bhandari and her husband Shri. Sidhesh Suresh Sinai Duple, Smt. Asmita S. Bhandari and her husband Shri. Amit Satchit Shenavi Kunde as Third Party, Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar and her husband Shri.



Radhakrishna Kamat Bambolkar and Miss. Navami Prasad Shetye as Fourth Party, the said Property was divided into 13 Plots.

AND WHEREAS out of the thirteen plots, Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari was allotted Plot No. 8, admeasuring an area 678 Sq. mts., along with proportionate share in the Access corresponding to the Said Plot, which plot is a part of the Said Property.

AND WHEREAS Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar and Miss. Navami Prasad Shetye were allotted Plot No. 3, admeasuring an area 737 Sq. mts., along with the part of the existing structure and proportionate share in the Access corresponding to the Said Plot and Plot No. 9 admeasuring an area of 718 Sq. mts. which plots formed part of the Said Property.

AND WHEREAS vide Deed of Sale dated 11.08.2021, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1723-2021, Book-1 Document, dated 13/08/2021 Smt. Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar, Miss. Navami Prasad Shetye sold the Plot No. 9, admeasuring 718 sq. mtrs., to Shri. Kamlesh Yeshwant Karekar and Shri. Narcinva Phabhaker Mahambre.

AND WHEREAS in the view of above Deed of Sale dated 11.08.2021, Shri. Kamlesh Yeshwant Karekar and his wife Smt. Varsha Kamlesh Karekar and Shri. Narcinva Phabhaker Mahambre and his wife Smt. Pooja Narcinva Mahambre became the absolute owners of the said Plot No. 9.

AND WHEREAS Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 30.03.2022, under Ref. No. TIS/824/49(6)/ELLA/TCP-2022/534, for the registration of Sale Deed (Resale) in respect of property bearing Survey No. 103/2-A, Plot No. 9, admeasuring an area 718.00 sq.mts., of village Ella, Taluka Tiswadi.

AND WHEREAS vide Deed of Sale dated 18.04.2022, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1041-2022, Book-1 Document, dated 21.04.2022, Shri. Kamlesh Yeshwant Karekar, Smt. Varsha Kamlesh Karekar, Shri. Narcinva Phabhaker Mahambre and Smt. Pooja Narcinva Mahambre sold the Said Plot No.9 to Carinoso India Pvt. Ltd.

AND WHEREAS Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 30.03.2022 under Ref. No. TIS/825/49(6)/ELLA/TCP-2022/535 for Registration of Sale Deed in respect of property bearing survey no. 103/2-A, Plot No. 3, admeasuring an area 737.00 sq.mts., of village Ella, Taluka Tiswadi Goa.

AND WHEREAS vide Deed of Sale dated 18.04.2022, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1040-2022, Book-1 Document, dated 21.04.2022, Smt. Sujata Radhakrishna Kamat Bambolkar and her husband Shri.



Radhakrishna Kamat Bambolkar and Miss. Navami Prasad Shetye sold the said Plot No. 3, admeasuring 737 sq. mts., together with part of the existing structure and proportionate share in the Access corresponding to the Said Plot, to Carinoso India Pvt. Ltd.

AND WHEREAS Office of the Town Planner, Town & Country Department, Panaji- Goa issued No Objection certificate dated 03.09.2021 under Ref. No. TIS/673/49(6)/Ella /TCP-2021/530 for the registration of Sale Deed (Resale) in respect of property bearing survey no. 103/2-A, Plot No. 8, admeasuring an area 678.00sq.mts. of village Ella Taluka Tiswadi.

AND WHEREAS vide Deed of Sale dated 26.04.2022, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1120-2022, Book-1 Document, dated 28.04.2022 Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari sold the Said Plot No. 8, admeasuring 678 sq. mtrs. together with proportionate share in the Access corresponding to the Said Plot, to Carinoso India Pvt. Ltd.

AND WHEREAS in view of the aforesaid Sale Deeds, Carinoso India Pvt. Ltd., the OWNER/VENDOR herein, became the absolute owners in possession of the Said Plot No.3, 8 and 9 of the Said Property, totally admeasuring **2133 sq. mtrs.**

AND WHEREAS vide Order dated 11.09.2023, issued by Inspector of Survey and Land Records, Tiswadi-Goa, Carinoso India Pvt. Ltd., partitioned the Said Plot No.3, admeasuring 737 sq.mts., Plot No. 8, admeasuring 678 sq. mts. and Plot No.9, admeasuring an area 718.00sq.mts., the three plots totally admeasured an area of **2133 sq. mtrs.** of Survey No. 103/2-A of Ella Village and is accordingly allotted a newly partitioned Survey No. 103/2-A-1, which is hereinafter referred to as the **SAID PLOT** and is more particularly described in **SCHEDULE III** mentioned herein below.

AND WHEREAS vide Deed of Sale dated 29.11.2023, Carinoso India Pvt. Ltd. sold part of the Said Plot, admeasuring 500sq.mts. (Part of Plot No.9 as mentioned in the Deed of Family Partition dated 12.07.2021) in favour of PURCHASER No. 2 herein i.e. Mr. Sujith Kumar and his wife Mrs. Neelam S. Kumar, which deed of sale is executed before the Sub Registrar of Ilhas Goa, at Book 1, Document Registration No.PNJ-1-3277-2023, dated 06.12.2023.

AND WHEREAS the PURCHASERS approached the OWNER/VENDOR and expressed their intension to purchase balance area of the SAID PLOT, admeasuring **1633 sq. mts.** (Plot No.3, admeasuring 737 sq.mts., Plot No.8, admeasuring 678 sq. mts. and part of the Plot No.9, admeasuring 218 sq. mts., as mentioned in the Deed of Family Partition dated 12.07.2021), which area shall hereinafter be referred to as the **SAID PART PLOT**, more particularly described in **SCHEDULE IV** mentioned herein below and is marked in red in the plan annexed herewith.

AND WHEREAS the OWNER/VENDOR agreed to sell the Said Part Plot to the PURCHASERS and has represented and covenanted unto the PURCHASERS as follows:



b. That no person(s) other than the OWNER/VENDOR has any right, title and/or interest in the Said Part Plot.

c. That the OWNER/VENDOR has an absolute right to dispose and/or sell or enter into Deed of Sale in respect of the Said Part Plot, and/or deal with it in any manner whatsoever.

d. That the OWNER/VENDOR has a clear and marketable title to the Said Part Plot.

e. The Said Part Plot is fit for development and there is no legal impediment in the construction of a residential and/or a commercial building scheme thereon.

f. That there are no unsettled *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Part Plot, and/or any part thereof.

g. That there is no legal bar or impediment to enter into Agreement for sale/Deed of Sale in respect of the Said Part Plot, and that the Said Part Plot, is free from encumbrances, liens and/or charges.

h. That no subsisting notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the Said Part Plot, nor any part thereof.

i. That neither the Said Part Plot nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

j. That neither the Said Part Plot nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

k. That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Part Plot or any part thereof.

l. That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Part Plot or any part thereof.

m. That the OWNER/VENDOR has not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Part Plot and/or any part thereof.

n. That there is a proper access/road required as per law for carrying out development on the Said Part Plot.

AND WHEREAS based on the representation made by the OWNER/VENDOR herein, that the Said Part Plot is free from all encumbrances and/or defects in title and that the OWNER/VENDOR has an absolute, clear and marketable title to the Said Part Plot, the PURCHASERS have agreed to purchase the Said Part Plot from the OWNER/VENDOR and the OWNER/VENDOR has agreed to sell the **Said Part Plot** for the total consideration of **Rs.2,83,00,000/- (Rupees Two Crores Eighty Three Lakhs Only)** which is its fair market value of the Said Part Plot.



consideration of **Rs.2,83,00,000/- (Rupees Two Crores Eighty Three Lakhs Only)** which is its fair market value of the Said Part Plot.

AND WHEREAS the Office of the Town Planner, Town & Country Department, Panaji-Goa issued No Objection Certificate under Section 49(6) of the Goa, Daman and Diu Town and Country Planning Act, 1974, dated 16.11.2023, bearing Ref. No.TIS/1354/49(6)/Ella/TCP-2023/2127, for the registration of Deed of Sale with an area admeasuring **1633sq.mts.**

AND WHEREAS the parties have now decided to execute a Deed of Sale with respect to the Said Part Plot so as to completely transfer the Said Part Plot in favour of the PURCHASERS.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That pursuant to the negotiations and discussions by and between the parties hereto and in furtherance to the terms as agreed above, the OWNER/VENDOR has agreed to sell and the PURCHASERS have agreed to purchase the Said Part Plot from the OWNER/VENDOR for a consideration of the sum of **Rs.2,83,00,000/- (Rupees Two Crores Eighty Three Lakhs Only)** which is a fair market value of the Said Part Plot and the PURCHASERS have paid to the OWNER/VENDOR, the total consideration amount in the following manner, the receipt of which the OWNER/VENDOR does hereby admit and acknowledge of having received:

a. That the PURCHASER No.1 has paid an amount of **Rs.2,12,25,000/- (Rupees Two Crores Twelve Lakhs Twenty Five Thousand Only)** in a manner such that-

i. An amount of Rs.2,10,12,750/- (Rupees Two Crores Ten Lakhs Twelve Thousand Seven Hundred and Fifty Only) is paid vide Demand Draft No.062494, dated 22.02.2024, drawn on State Bank of India, Panaji Branch;

ii. An amount of Rs.2,12,250/- (Rupees Two Lakhs Twelve Thousand Two Hundred and Fifty Only) is paid as 1% TDS on the part consideration amount of Rs.2,12,25,000/- (Rupees Two Crores Twelve Lakhs Twenty Five Thousand Only).

b. That the PURCHASER No.2 has paid an amount of **Rs.70,75,000/- (Rupees Seventy Lakhs Seventy Five Thousand Only)** in a manner such that-

i. An amount of Rs.70,04,250/- (Rupees Seventy Lakhs Four Thousand Two Hundred and Fifty Only) is paid vide Manager's Cheque No.000219, dated 22.02.2024, drawn on HDFC Bank;

ii. An amount of Rs.70,750/- (Rupees Seventy Thousand Seven Hundred and Fifty Only) is paid as 1% TDS on the part consideration amount of Rs.70,75,000/- (Rupees Seventy Lakhs Seventy Five Thousand Only).

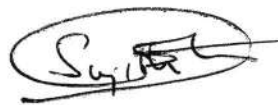


2. That on receipt of the total consideration amount the OWNER/VENDOR of and from the same and every part thereof do hereby acquit, release and discharge UNTO the PURCHASERS and they the OWNER/VENDOR as absolute owners do hereby grant, transfer, assign, assure and convey Said Part Plot more particularly described in the **Schedule IV** hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Part Plot usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the OWNER/VENDOR into and upon the Said Part Plot and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASERS forever, as distinct and dis-annexed property from the OWNER/VENDOR; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE OWNER/VENDOR DO HEREBY COVENANT WITH THE PURCHASERS that notwithstanding any act, deed or things done or executed by the OWNER/VENDOR or knowingly suffered to the contrary the OWNER/VENDOR now have in themselves good right, full power and absolute authority to grant the Said Part Plot hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASERS in the manner aforesaid AND THAT the PURCHASERS shall and may at all times hereafter quietly and peacefully possess and enjoy the Said Part Plot and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the OWNER/VENDOR or any person or persons lawfully or equitably claiming from, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the OWNER/VENDOR or any person or persons lawfully or equitably claiming any estate or interest in the Said Part Plot or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Part Plot UNTO AND TO THE USE OF THE PURCHASERS in the manner aforesaid.

3. The OWNER/VENDOR has today put the PURCHASERS in exclusive, absolute and unconditional possession of the Said Part Plot to be held owned and possessed by the PURCHASERS forever and uninterruptedly as its absolute Owner in possession without any harm and hindrance from the OWNER/VENDOR and/or any person on its behalf and the OWNER/VENDOR do hereby jointly and severally indemnify the PURCHASERS against all/any third Party claims if made to the Said Part Plot which claim if any shall be settled by the OWNER/VENDOR at its own cost without in any way disturbing the title and possession of the PURCHASERS.



4. That the OWNER/VENDOR has assured and confirmed to the PURCHASERS that it has not sold the Said Part Plot to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.
5. That the OWNER/VENDOR covenants with the PURCHASERS that the OWNER/VENDOR has a marketable title to the Said Part Plot and the OWNER/VENDOR assure the PURCHASERS that it has not in any way encumbered, alienated and/or mortgaged the Said Part Plot nor there are any charges, lien, attachments, claims, demands with respect to the Said Part Plot and OWNER/VENDOR is conveying the absolute and exclusive right, title, interest, ownership and possession of the Said Part Plot, unto the PURCHASERS, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.
6. The OWNER/VENDOR covenant with the PURCHASERS that the OWNER/VENDOR has not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNER/VENDOR is prevented from conveying the Said Part Plot.
7. That the OWNER/VENDOR shall at all times, indemnify and keep the PURCHASERS indemnified for defects and claims, if any, in the title of the Said Part Plot and shall do all that is required, at the cost of the OWNER/VENDOR to rectify the said defects, if any, without causing any harm to the title and possession of the PURCHASERS.
8. That the OWNER/VENDOR shall at all time do all that is required to better assure the title of the Said Part Plot in favour of the PURCHASERS and agrees to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents and in this pursuit, the OWNER/VENDOR hereby accord its express no objection and/or consent to secure by way of mutation, the deletion of the name of the OWNER/VENDOR, from the Occupants Column in the Record of Rights, of the Said Part Plot maintained under the Land Revenue Code and insertion of the name of the PURCHASERS as Occupant thereof and the OWNER/VENDOR also do hereby give its explicit consent and no objection to the PURCHASERS to get Partition proceedings conducted with respect to the Said Part Plot.
9. The OWNER/VENDOR hereby covenant that the OWNER/VENDOR has paid all taxes, cess, charges to the concerned authorities relating to Said Part Plot, payable as on the date of this Sale Deed. If any claim is made in this respect which pertains to the date prior to execution of these presents, by any department/ authorities, it shall be the responsibility of the OWNER/VENDOR to clear the same.



10. All expenses concerning the preparation, execution and registration of this Deed shall be borne by the PURCHASERS without any reference to OWNER/VENDOR.

11. That the consideration amount of the Said Part Plot is **Rs.2,83,00,000/- (Rupees Two Crores Eighty Three Lakhs Only)** which is fair market value of the Said Part Plot, accordingly Stamp Duty at the rate of 5% amounting to Rs.14,15,000/- (Rupees Fourteen Lakhs Fifteen Thousand Only) and Registration fee at the rate of 3% amounting to Rs.8,49,000/- (Rupees Eight Lakhs Forty Nine Thousand Only) is paid herewith.

12. All notices to be served on the parties shall be deemed to be duly served if sent by registered post to the address herein above mentioned.

13. That the parties to this Deed of Sale hereby declare that the Said Part Plot in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa.

SCHEDULE I

(DESCRIPTION OF THE SAID LARGER PROPERTY)

All that larger property known as DOTORACHEM BATTA alias BHAT or DOTOR BHAT, described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under No. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tisawdi Taluka, within limits of the village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and is bounded as under:

On the East: By coconut grove of Keshav Camotim Kadya of Cumbarjua.

On the West : By coconut grove 'Coliachem Bhat' earlier belonging to Vithaji Raicar and aframanto of Podmo Bhandari of Cumbarjua .

On the North : By coconut grove of Deugo Naik of Rasaim and partly by public road.

On the South : By Road.

SCHEDULE II

(DESCRIPTION OF THE SAID PROPERTY)

All that Property, admeasuring area of 13,149.00 sq. meters surveyed under No. 103/2-A of Ella Village being a part of the Said Larger Property known as "DOTORACHEM BATTA alias BHAT or DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under No. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tisawdi Taluka, within limits of the village

me

[Signature]

[Signature]

Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and is bounded as under:

On the East: By property bearing survey no. 105 of Ella village and partly by Konkan Railway track.

On the West: By property bearing survey No.104/1-B of Ella Village

On the North: By property partly bearing survey no.104/1-A and partly 105 of Ella village

On the South: By property partly bearing survey no.105 & partly by highway NH4A (Panaji to Ponda).

SCHEDULE III

(DESCRIPTION OF THE SAID PLOT)

All that plot totally admeasuring **2133sq.mts.**, which formed part of the Said Property more particularly described in Schedule II above, and now bearing a new survey No. 103/2-A-1, situated at Village of Ella, Tisawdi Taluka, within limits of the Village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and bounded as under:

On the North: By remaining property bearing Survey No.104/1-A;

On the South: By National Highway NH-4A (Panaji Ponda);

On the East: By 10mts. wide internal road;

On the West: Partly by property bearing survey No.103/2(part) and Survey No.103/1-B.

SCHEDULE IV

(DESCRIPTION OF THE SAID PART PLOT)

All that plot area totally admeasuring **1633sq.mts.**, which forms part of the Said Plot surveyed under survey No. 103/2-A-1 of Village Ella, more particularly described in Schedule III above, situated at Village of Ella, Tisawdi Taluka, within limits of the Village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and bounded as under:

On the North: By remaining property bearing Survey No.103/2-A-1;

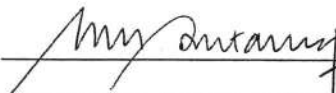
On the South: By National Highway NH-4A (Panaji Ponda);

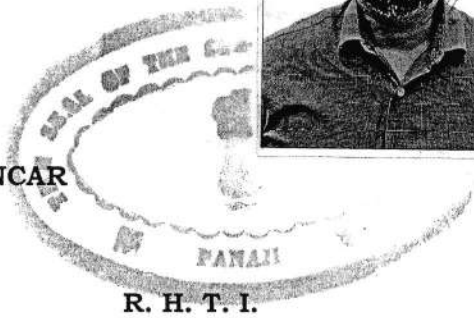
On the East: By 10mts. wide internal road;

On the West: Partly by property bearing survey No.103/2(part) and Survey No.103/1-B.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

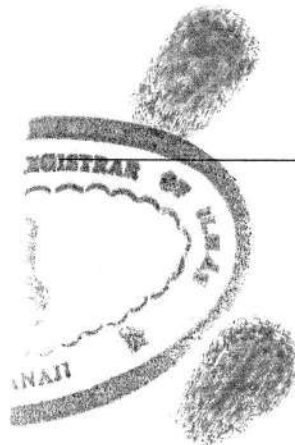
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED OWNER/VENDOR


CARINOSO INDIA PVT.LTD., through its
Director, MR.GAURANG MANGESH SUCTANCAR



L. H. T. I.

R. H. T. I.









SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER

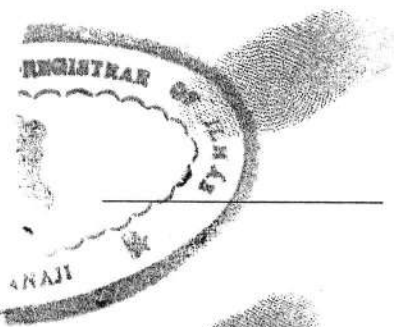


RAJDEEP BUILDERS Through its Proprietor
MR. RAJESH TARKAR



L. H. T. I.

R. H. T. I.

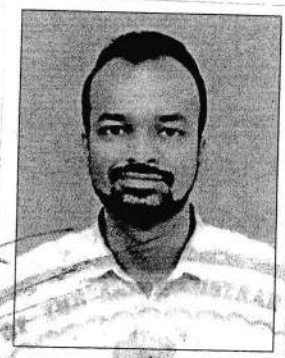


SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER



MR. SUJITH KUMAR

L. H. T. I.



R. H. T. I.



WITNESSES:

1. NAME : **Mr. Nitesh Namdev Murgaonkar**
FATHER'S NAME : Mr. Namdev Murgaonkar
AGE : 30 years
MARITAL STATUS : Married
OCCUPATION : Service
ADDRESS : H.No.103, Aradi Bandh, Near Nanu Bar,
Santa Cruz, Tiswadi-Goa.

SIGNATURE



2. NAME :- **Mrs. Santoshi Sawant**
FATHER'S NAME :- Mr. Achutanand Sawant
AGE :- 28 years
MARITAL STATUS :- Married
OCCUPATION :- Service
ADDRESS :- H.No.1049. Sai Swami Niwas, Alto Torda,
Near SBI Bank, Badem Branch Porvorim Goa

SIGNATURE :-





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23/2/24

FORM I & XIV

100018232691

Date : 27/11/2023

नमुना नं १ व १४

Page 1 of 2

Taluka	TISWADI	Survey No.	103
तालुका		सर्वे नंबर	
Village	Ella	Sub Div. No.	2-A-1
गांव		हिस्सा नंबर	
Name of the Field	Dotor Bhat	Tenure	
शेताचें नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.00.00	0000.20.43	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.20.43

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण	शेरा
0000.00.90	0000.00.00	0000.00.90	0000.21.33	ISLR-TIS-PART-ELL-185-2023

Assessment :	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेडियल		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Carinosa India Private Limited		40324	2133.00 sq. mtrs.

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कुळाचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nil			

Other Rights	Mutation No.	Remarks
इतर हक्क	फेरफार नं	शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Remarks
वर्ष	लागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	नापिक जमीन	सिंचनाचा प्राारि	शेरा
					Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts	Nature	Area क्षेत्र	
					हे. आर. चौ. मी.	हे. आर. चौ. मी.	प्रकार	हे. आर. चौ. मी.	
	Nil								

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

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23/2/24

FORM I & XIV

100018232691

Date : 27/11/2023

नमुना नं १ व १४

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Taluka TISWADI
तालुका
Village Ella
गांव
Name of the Field Dotor Bhat
शेताचें नांव

Survey No. 103
सर्वे नंबर
Sub Div. No. 2-A-1
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 27/11/2023 at 5:55:50PM as per Online Reference Number - 100018232691. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

[Handwritten signatures]





Government of Goa
Directorate of Settlement and Land records
Survey Plan
Tiswadi Taluka, Ella Village
Survey No.: 103 , Subdivision No.: 2-A-1

639
23/2/24

Scale 1:2000

Reference No.: REV192346105



My drawing

This record is computer generated on 27-10-2023 05:36:33. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>

[Handwritten signatures]

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Print Date & Time : - 23-Feb-2024 03:21:05 pm

Document Serial Number :- 2024-PNJ-639

Presented at 03:06:15 pm on 23-Feb-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1415000
2	Registration Fee	849000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	1400
Total		2277400

Stamp Duty Required :1415000/-

Stamp Duty Paid : 1415000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUJITH KUMAR ,Father Name:Raghava, Age: 39, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H. No.198/15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa, Goa 403110, Address2 - , PAN No.: [REDACTED]			

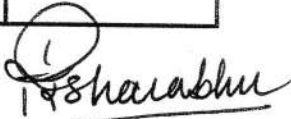
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURANG MANGESH SUCTANCAR Director Of CARINOSO INDIA PRIVATE LIMITED , Father Name:Mangesh Suctancar, Age: 50, Marital Status: , Gender: Male, Occupation: Other, H No 13/680/A5, Risara House, Vasudev Dempo Marg, Tonca Caranzalem, Goa, PAN No.: [REDACTED]			
2	SUJITH KUMAR , Father Name:Raghava, Age: 39, Marital Status: Married , Gender: Male, Occupation: Business, H. No.198/15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa, Goa 403110, PAN No.: [REDACTED]			
3	SAILEE SHAILESH THANEKAR POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar , Father Name:Bhargavram Naik, Age: 45, Marital Status: , Gender: Female, Occupation: Advocate, House No. 604, Tikhazan, Mayem, Bicholim Goa 403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			

Witness:

I/We individually/Collectively recognize the Purchaser. POA Holder. Vendor.

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nitesh Namdev Murgaonkar, Age: 30, DOB: , Mobile: 9322177100 , Email: , Occupation: Service , Marital status : Married , Address: 403005, Calapor, Tiswadi, North Goa, Goa			
2	Name: Santoshi Achutanand Sawant, Age: 28, DOB: , Mobile: 9096717755 , Email: , Occupation: Advocate , Marital status : Married , Address: 403521, Salvador-do-mundo, Bardez, North Goa, Goa			



Sub Registrar



Document Serial Number :- 2024-PNJ-639



Document Serial No:-2024-PNJ-639

Book :- 1 Document

Registration Number :- **PNJ-1-622-2024**

Date : 23-Feb-2024

(Signature)
23/02/2024

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

REGISTRAR
TISSOT



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 23-Feb-2024 15:23:41
Date of Receipt: 23-Feb-2024

Receipt No : 2023-24/4/5159
Serial No. of the Document : 2024-PNJ-639
Nature of, Document : **Conveyance - 22**
Received the following amounts from **SUJITH KUMAR** for Registration of above Document in Book-1 for the year 2024

Registration Fee	849000	E-Challan(Online fee)	• Challan Number : 202400145264 • CIN Number : CK000SQPV3	849000
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202400146018 • CIN Number : CK000SQWF7	10000
Processing Fee	1400	E-Challan(Online fee)	• Challan Number : 202400145264 • CIN Number : CK000SQPV3	1400
Total Paid	860400 (Rupees Eight Lakh Sixty Thousands Four Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized : *Nitesh M. Mungakonkar*

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **23-Feb-2024**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar